GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Development of MIG Layouts/NTR Smart Townships – Comprehensive Guidelines issued – Modifications to G.O.Ms.No.76, MA&UD Dept., dt:28.07.2021– Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 148 **Dated: 31-07-2025**
Read the following:

1. G.O.Ms.No.76, MA&UD (M) Department, dated.28.07.2021.
2. G.O.Ms.No.12, MA&UD (M) Department, dated.10.02.2022.
3. G.O.Ms.No.71, MA&UD (M) Department, dated.06.06.2022.
4. e-file.no.2843989 from the Special Officer, MIG Layouts, Vijayawada.

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O R D E R:

In order to promote planned/integrated developments of various towns by providing the basic infrastructure facilities and to address the aspirations of Middle-Income Group for quality housing and allied Infrastructure by ensuring availability of clear title residential plots at affordable prices, the Government in the reference 1st read above have issued certain guidelines for development of MIG Layouts by the Development Authorities and also issued additional guidelines vide references 2nd & 3rd above. It is also essential to have uniformity in the pattern of layouts an standardized procedures for the scheme, for having an integrated project approach, which will optimize costs to the Government and better transparency to the scheme.

2. In the reference 4th read above, the Special Officer, MIG Layouts has submitted that, till now, 36 Projects have been launched by the Development Authorities covering 39 Assembly Constituencies. In addition, Development Authorities have accorded permission for 38 projects in 37 Assembly Constituencies, which are under various stages. Therefore total 74 projects have been permitted by the Government.

3. Furthermore, it is observed that only 29 percent of plots have been sold across all launched projects in the state, and only 23 percent of the amount has been realized under the NTR Smart Townships scheme. Several reasons for these have been identified:

a. Applicants have no option to select a plot because allocation is done by lottery.
b. Income is restricted to a maximum of Rs.18 lakhs.
c. Only one plot is allowed per beneficiary.
d. There is no price differentiation.

4. In view of the above circumstances, the Government, hereby issues the following modifications to the MIG Layouts under the NTR Smart Townships scheme to ensure the effective disposal of plots and to augment revenue for the Urban Development Authorities:

P.T.O

Launched MIG Projects:

a) Stop receiving new applications from applicants.

b) Immediately dispose of all existing applications by conducting lotteries in all launched NTR smart Townships.

c) The un-allotted plots in the launched NTR Smart Townships may be disposed of through commercial auction following the Development Authorities Rules / as per the instructions of Govt., from time to time. Section 3 of G.O.Ms.No.76, MA&UD Dept., dt:28.07.2021 shall not be applicable for these plots.

d) The Public Health Department may follow the prevailing rules and procedures in vogue in PHMED for the issuance of Letter of Acceptance (LOA), Extension of Agreement Time (EoAT) and other related matters pertaining to the launched MIG projects.

Non Launched MIG Projects:

e) NTR Smart Townships that have not yet been launched are permitted to be developed as commercial housing layouts after being duly notified as general layouts by respective UDAs. These will be developed by the Development Authorities in accordance with UDA Rules or as per the instructions issued by the Government from time to time.

5. The Special Officer, MIG Layouts, the Director of Town & Country Planning, A.P., Mangalagiri and the Engineer-In-Chief, PH&ME Dept., shall take further necessary action in the matter accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Officer, MIG Layouts, O/o. APTIDCO., A.P., Vijayawada.
The Director of Town & Country Planning, A.P., Mangalagiri.
The Engineer-In-Chief, (Public Health), A.P., Tadepalli.
The Managing Director, APTIDCO., A.P., Vijayawada.
All the Vice Chairpersons of Urban Development Authorities – **through** the DT&CP., A.P., Guntur.
The Director of Translations, A.P., Vijayawada(With a request to Translate into Telugu and re-transmit the same)

Copy To:

The G.A(Cabinet) Department, w.r.t. Council Resolution No.274/2025, dt:24-07-2025.
The OSD/PS to Prl Secy to Hon'ble Chief Minister
The OSD/PS to Hon'ble Minister for MA&UD Dept.,
The P.S. to Prl. Secretary to Government, MA&UD Department, A.P. Secretariat.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER